

# 7 Hoffmann Avenue, Tanunda, SA 5352

## Sold House

Thursday, 7 March 2024

7 Hoffmann Avenue, Tanunda, SA 5352

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 596 m2

Type: House



Damien Geyer  
0438878181



Nicola Biagi  
0424975413

**\$625,000**

Are you searching for a cozy and meticulously maintained 3-bedroom haven? Look no further! Nestled in the heart of Tanunda, this property is ready to welcome you with open arms. Let's take a closer look at the incredible features that make this house a true gem: Step inside and be greeted by the open lounge room complete with wood combustion heating and passage to the rear of the home. To the right is the master bedroom with walk in robe and master ensuite. Down the central passage is the open-plan kitchen, dining and living area with electric oven, raised breakfast bar, dishwasher and views to the immaculate rear lawn and yard. Off the main living space is access to bedrooms 2 and 3 and the family bathroom which has shower and bath, separate toilet and open vanity bench as well as linen storage. Embrace the joy of easy living with immaculate low maintenance front and rear yards. The single carport garage has room for 2-3 cars depending on your needs and also allows access to side entertaining area if you need. The rear yard has a lined shed which is perfectly set up for an escape area, be that a man-cave, teenage retreat or games room complete with wall unit air-conditioner. Enjoy the perfect indoor climate year-round with the ducted evaporative cooling that ensure your comfort at the touch of a button, or wood combustion heater at the chop of some wood. Added benefits include ceiling fans in most rooms, enhancing airflow and creating a breezy ambience. Located within walking distance to the main street of Tanunda, you're never far from the charming cafes, local shops, and the vibrant community that this town offers. Sporting enthusiasts will appreciate the proximity to sporting grounds, making it easy to engage in active pursuits. For those who need to commute, rejoice! This property is strategically situated less than 1 hour away from the bustling heart of Adelaide CBD, making your daily journey smooth and efficient. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833